

Work Specification

Prepared By:

City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address: 418 S Ramsey St (ADDENDUM)
Charlotte, NC 28208

Owner: Latonya Steele

Owner Phone:

Structure Type: Single Unit

Program(s): Healthy Homes
Tested- HAS LEAD
SHFY2020
HOME FY 20

Square Feet: 1168

Year Built: 1962

Property Value: 62000

Tax Parcel: 06306725

Census Tract:

Property Zone: Council District 2

Repairs

Description

Floor

Room

Exterior

All Contractor's Project Requirements

The contractor is responsible for project requirements, including but limited to:

COVID-19 Process

Obtaining all permits required. Said permits shall include all items in this scope of work.

Provide temporary toilet facilities from job start until the completion of work.

Provide AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpster and repair any evidence of the dumpsters use. Contractor may haul debris away daily using dump trailers.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Asbestos Abatement Scope

See attached scope. An allowance to complete the scope of work attached.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

Replumb Supply Lines

Remove all existing water supply lines (Inside foundation only) Install new PEX supply lines to code to service one 3-piece bath, kitchen and laundry area. Insulate exposed hot and cold water lines, installed to code. Repair any wall or ceiling tear out required to install system.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Replumb Waste Lines & Vents

Remove all drain, waste and wet vent lines to code legal dump. Install schedule 40 PVC to service one 3-piece bath, kitchen and laundry area from the roof vent pipe/pipes thru the foundation wall to include a main clean out outside of house and any interior clean outs required, installed to code. Repair any wall or ceiling tear out required to install system.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Exterior Handrails- FRONT

1. Secure existing handrails. Re-install handrails to current building code-
2. Scrape & paint handrail, guardrail and porch post rustolium white.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Prep & Paint Exterior Surfaces

Front handrail, guardrail , porch post and crawl door.

Prep and paint all exterior painted surfaces. Properly dispose all loose materials. Secure or replace all loose, broken, rotted or deteriorated materials. Caulk and fill all cracks, voids, holes, etc. prior to applying 25-year or better Low VOC paint. Owners choice of color. All work to be done in a neat & professional manner. Use care to protect all surfaces not intended for paint coverage.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Work Specification

Demo and Rebuild Bathroom - Complete

Completely demo the existing bathroom. Remove all plumbing and electrical fixtures, doors and trim, and ceiling, wall, and floor coverings to the framing. Repair or replace all framing as necessary to meet the requirements of the Construction Specifications and the Building Code.

Rebuild the bathroom complete with all the following features:

- *floor, wall, and ceiling insulation at locations required by the Construction Specifications
- *ceiling mounted fan vented through the roof
- *switched light fixture over the vanity
- *GFCI outlet per Code
- *4 " curb - fiberglass walk in shower tub pan
- *4" tile on shower walls to 60", bull-nose front and top
- *drywall and finish walls and ceiling
- *25 yr. vinyl plank flooring & match hardwood flooring at hallway door opening
- *prehung hollow core flat panel door and hardware .
- *baseboard and shoe mold at standard locations
- *1.6 gpf commode
- *Pedestal Sink
- *3 piece bath hardware set (towel bar, paper holder, and towel ring)
- *mirror over vanity
- *walls and ceiling painted semi-gloss per Construction
- * floor air-supply grill
- *Code Compliant tempered Window Glass
- * Sand smooth existing upright cabinetry & paint wall color Specifications.

All materials and construction methods shall meet the requirements of the relevant Construction Specifications and the NC Codes.

Bid Cost:	<u> </u>	X	<u> </u>	=	<u> </u>
	Base		Quantity		Total Cost

Resilient Flooring

- Front - Left Bedroom
- Rear - Left Bedroom
- Kitchen / Dining Room
- Rear - right lower storage room and Utility room

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Flooring material is to be vinyl interlocking planks and be waterproof. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

Bid Cost:	<u> </u>	X	<u> </u>	=	<u> </u>
	Base		Quantity		Total Cost

Range Hood Exterior Vented (42 ")

(42") Install an exterior ducted enameled range hood with integral controls and light capable of 100 cfm at 70 sones. Attach hood to cabinet with screws. Include metal vent and roof or wall cap/damper assembly, using #14 copper Romex. Owner's choice of color.

Bid Cost:	<u> </u>	X	<u> </u>	=	<u> </u>
	Base		Quantity		Total Cost

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Gas Furnace Replacement

Install a gas fired, forced air furnace with minimum AFUE rating of 90 or higher to existing plenum and gas line with electronic ignition. Include programmable thermostat, flue pipe and shut-off valve. Size furnace per heat loss analysis. Contractor to furnish Manual J calculations. Dispose of old furnace appropriately.

Bid Cost:	<u> X </u>	=	<u> </u>
	Base	Quantity	Total Cost

Replace/Install Duct Work System

Replace all ductwork and supply mixing box plenum. Ensure system is properly supported from ground (supply, return, and flex.) Ductwork shall be R-8 and mastic sealed.

Bid Cost:	<u> X </u>	=	<u> </u>
	Base	Quantity	Total Cost

Air Conditioner Replace

Install new Energy Star Rated 14 SEER or higher air conditioner compatible with the indoor unit per the manufacturer's recommendations. Support unit on a level concrete pad with a minimum of 3' clearance around coil. Re-insulate bare areas of refrigerant piping. Properly dispose of existing unit.

Bid Cost:	<u> X </u>	=	<u> </u>
	Base	Quantity	Total Cost

Door Hardware Interior

Front left Bedroom door
Front right Bedroom door

Replace interior door hardware with finish to match existing house hardware.

Bid Cost:	<u> X </u>	=	<u> </u>
	Base	Quantity	Total Cost

Sliding Glass Patio Door

Remove and dispose of existing door, frame and threshold. Install new Energy Star rated pre-hung exterior vinyl siding patio door with screen and locking hardware. Insulate cavity. New casing and shoe molding will match existing. This installation is to include repairing any damaged header, door framing, wall framing, sub-floor, floor joists, band joists, and sill.

Bid Cost:	<u> X </u>	=	<u> </u>
	Base	Quantity	Total Cost

Combination CO / Smoke Detector Hard Wired

Install a hard wired combination carbon monoxide and smoke detector with battery back up.

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	Base	Quantity	Total Cost

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Smoke Detector Hard Wired

(3) Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Electric Service 200 AMP

Replace electrical service with new 200 amp, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, ground rods and cable. Include replacement of all sub-panels. Caulk exterior service penetration.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

See Attached Lead Scope

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Attic Insulation Increase to R-38

Increase attic insulation to R-38, contractor to attach verification to rafter at attic access, easily seen. Include ventilation baffles to code.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Exterminate Termites

Exterminate for termites. Drill and patch foundation and pavement where necessary. Exterminator must be licensed and provide a 1 year guarantee with an optional yearly renewable warranty for the homeowner.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Vapor Barrier

Lay 6 mil poly vapor barrier on ground in crawl space and 6" up foundation walls. Overlap seams by 2' and secure with duct tape.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Crawl Space Access Door

Install a 3/4" pressure treated plywood access door in a 2" x 4" pressure treated frame. Provide galvanized iron hinges and hasp.

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Insulate Floor R-19

Remove current R-19 crawl-space insulation.

Install R-19 Kraft faced batt fiberglass insulation to floor where missing. Vapor barrier must face heated space. Use strong wire, "tiger teeth" or mesh to hold insulation in place.

Bid Cost:	<u> X </u>	=	<u> </u>
	Base	Quantity	Total Cost

Prep & Paint Room Flat - Hallway

(Walls & Ceiling)

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Bid Cost:	<u> X </u>	=	<u> </u>
	Base	Quantity	Total Cost

Exterior Handrails (REAR)

Remove existing handrails. Dispose of properly. Re-install handrails to current building code- specified metal or treated lumber. Size & dimensions to code.

Bid Cost:	<u> X </u>	=	<u> </u>
	Base	Quantity	Total Cost

Prep & Paint Room Semi Gloss (Left Rear Bedroom)

WALLS & CEILING

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Bid Cost:	<u> X </u>	=	<u> </u>
	Base	Quantity	Total Cost

Prehung Door Interior

Install 2 1- 3/8" prehung, door including casing both sides and lockset. Match existing style and finish.

Door #1 to be replacing Left-Rear Bedroom Door (36")

Complete any hardwood floor needed. Match finish.

Door #2 to be installed in Bathroom. Install at left wall. Door to open into left rear bedroom. (36")

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	Base	Quantity	Total Cost

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Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____